



**GRASSROOTS**  
REALTY GROUP

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**264212 Lochend Road NW**  
**Rural Rocky View County, Alberta**

**MLS # A2186295**



**\$1,950,000**

**Division:** NONE

**Lot Size:** 137.83 Acres

**Lot Feat:** Cleared, Farm, Pasture

**By Town:** Calgary

**LLD:** 26-26-3-W5

**Zoning:** AG-Gen

**Water:** None

**Sewer:** -

**Utilities:** -

Outstanding Land Investment Opportunity - 137 Acres on Lochend Rd. (Hwy. 766). Just 10 miles NW of Calgary. Can be purchased with the adjoining NE 160 acres which has a heated shop and living quarters. Enormous potential for use as an RV storage site, a construction equipment storage facility, country residential development, agri-business, equine arena and stables, and a country residential subdivision are some of the possibilities for this property. The north half of the land rolls slightly with gentle slopes with some mountain views. It has been recently used as hayland. The south portion is gently rolling pasture land that adjoins an existing country residential development on its southerly border. Alberta Transportation recently upgraded the access onto Lochend Rd. Airdrie, Cochrane and Calgary are within easy driving distance.